

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.


NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	353 Sunset LLC-Bruce Weiner
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	515 E. Las Olas Blvd, Suite 860, Ft Lauderdale, FL 33301
E-mail Address	bruceweiner1@gmail.com; jayf@bayshorelg.com
Phone Number	954.766.9930
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Damon T. Ricks / Flynn Engineering Services, PA
Applicant / Agent's Signature	
Address, City, State, Zip	241 Commercial Blvd, LBTS, FL 33308
E-mail Address	dtricks@flynnengineering.com
Phone Number	954.522.1004
Letter of Consent Submitted	see attached

Development / Project Name	353 Sunset Drive Residences
Development / Project Address	<u>Existing:</u> 353/363 Sunset Drive <u>New:</u> 353 Sunset Drive
Legal Description	Riviera 6-17 B Lots 4-6, Block 11, Book 6, Pg 17.
Tax ID Folio Numbers (For all parcels in development)	504212081520, 504212081500
Request / Description of Project	5 Story (8 Unit) Multifamily Residential Project
Total Estimated Cost of Project	\$ tbd (including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 22,200 Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	HIGH (50) RESIDENTIAL
Proposed Land Use Designation	HIGH (50) RESIDENTIAL
Current Zoning Designation	RMM-25
Proposed Zoning Designation	RMM-25
Current Use of Property	RESIDENTIAL
Number of Residential Units	28,860 (8 UNITS)
Non-Residential SF (and Type)	3,945SF (Garage) , 7,035SF (Common/Service)
Total Bldg. SF (include structured parking)	39,840 GSF
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	5,000 SF min.	22,500 net SF/.52 ac
Lot Density	25 d.u./net ac	15.4 units/ac
Lot Width	150' X 150'	150' X 150'
Building Height (Feet / Levels)	55' MAX.	55' (5 LEVELS)
Structure Length	200' MAX	95'
Floor Area Ratio		1.77
Lot Coverage		8,565 SF (38.1%)
Open Space		22,500-9,150=13,350 (59.3%)
Landscape Area	35% (7,875sf)	35.6% (8,023 SF)
Parking Spaces	18	18

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [N/S]	27'-6"	27'-6"
Side [E]	27'-6"	27'-6"
Side [W]	27'-6"	27'-6"
Rear [S]	27'-6"	22'-4"

PROJECT:

SUNSET LAKE LUXURY RESIDENCES
353 Sunset Drive, Ft. Lauderdale

DRC APPLICATION - JAN 2015

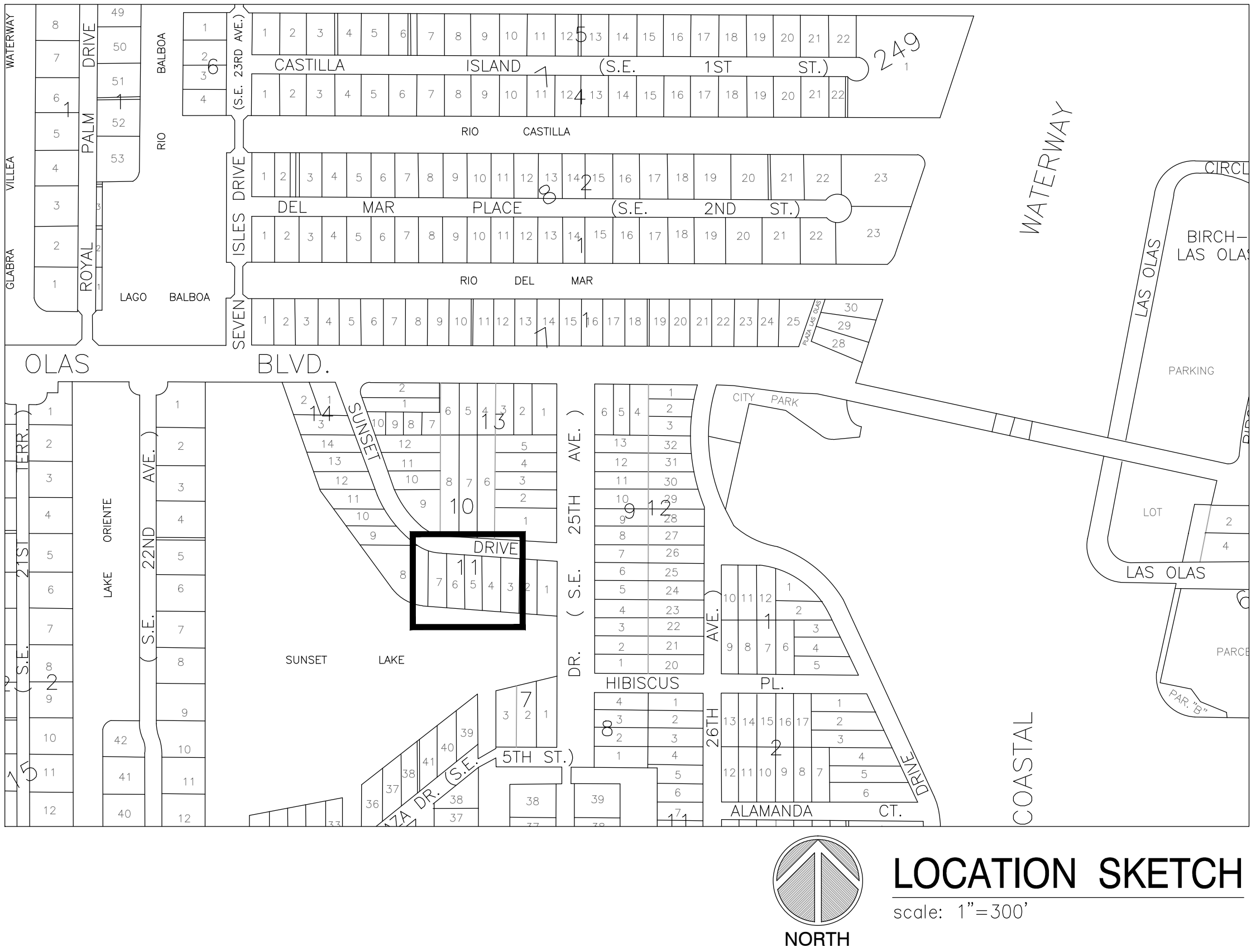
PROJECT TEAM:

ARCHITECT
Robert M. Swedroe
12000 Biscayne Blvd, #602, Miami, FL
305.891.2555

LANDSCAPE ARCHITECT
Witkin Hults Design Group
307 S. 21st Ave. Hollywood, FL
954.923.9681

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES, PA
241 Commercial Blvd., LBTS, FL
954.522.1004

PHOTOMETRIC
STEVEN FELLER, P.E.
500 NE 3rd Ave., Ft. Laud., FL
954.467.1402



DRC SHEET INDEX

- SURVEY
PLAT
BROWARD COUNTY AERIAL PHOTO
- C1 SITE PLAN
- A-2 FLOOR PLAN - GROUND
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A-5 BUILDING CROSS SECTION - WEST
A-6 ELEVATIONS - NORTH + WEST
A-7 ELEVATIONS- SOUTH + EAST
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- LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE DETAILS
- C2 PAVING,GRADING AND DRAINAGE PLAN - CONCEPTUAL
C3 WATER & SEWER PLAN - CONCEPTUAL
ESC EROSION, SEDIMENT AND CONTROL PLAN

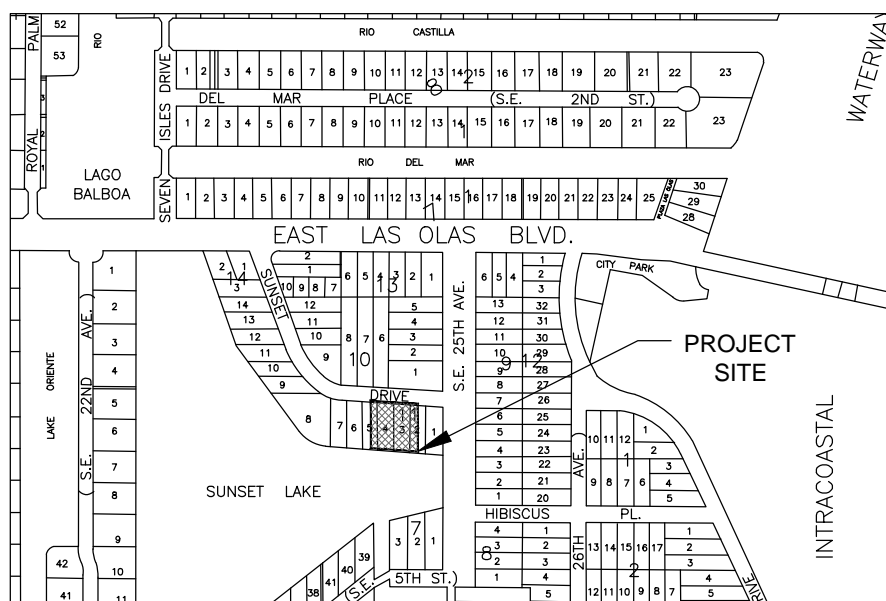
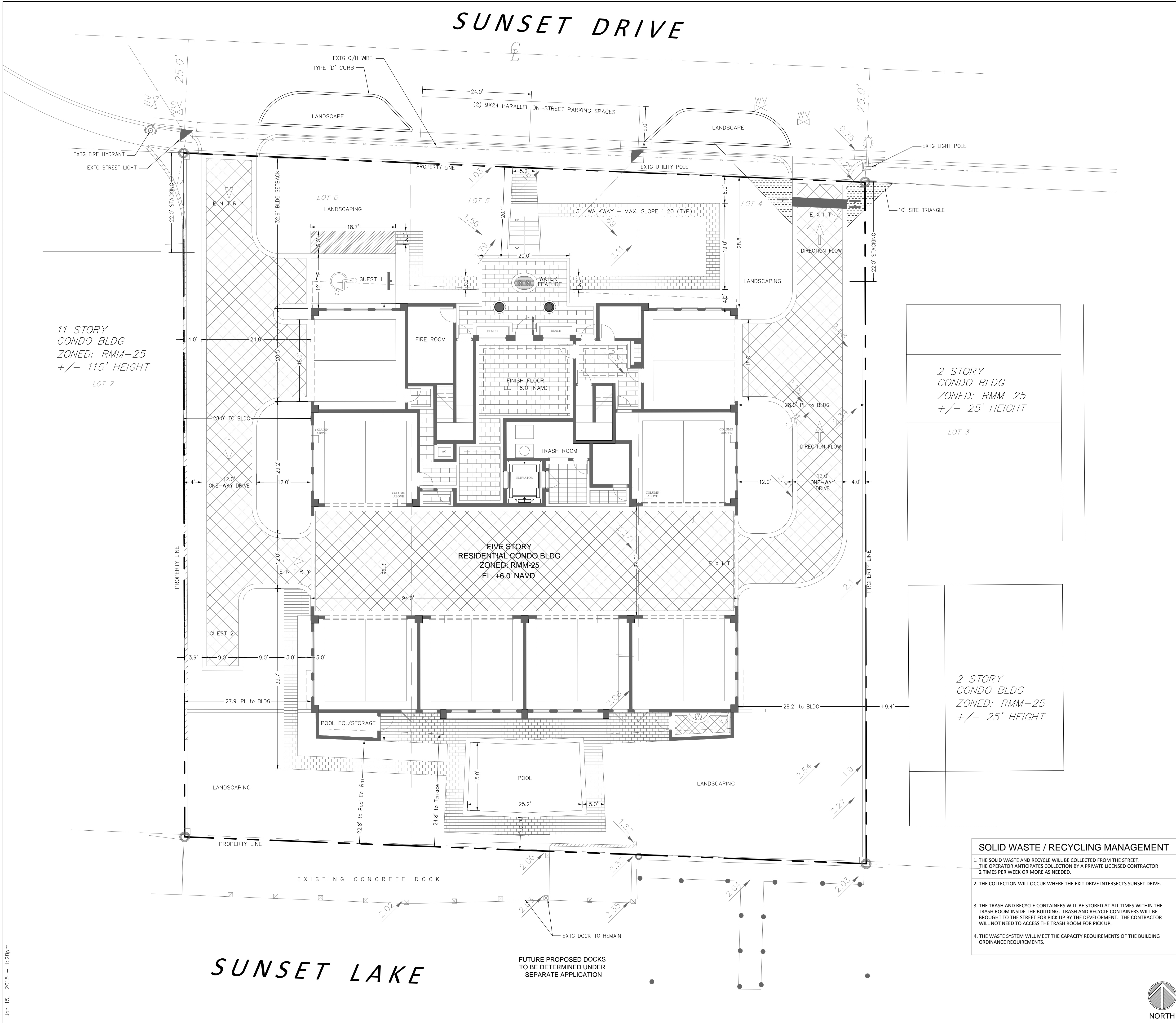
Prepared for: 353 Sunset LLC

FLYNN ENGINEERING SERVICES, P.A.

CIVIL ENGINEERS

241 COMMERCIAL BLVD.
AUGERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EID# 6578

Job No. 14-1180.00
Plot Date 01/16/15
Drawn by DTR
Proj. Engr. JMF
Appr. by JMF
COVER



LOCATION MAP
SCALE: 1"=150'
TOWNSHIP 50 /SECTION 12 /RANGE 42

LEGAL DESCRIPTION

Lots 4, 5, and 6, Block 11, RIVIERA, according to the plat thereof, as recorded in Plat Book 6, Page 17, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Ft. Lauderdale, Broward County, Florida and containing 22,500 square feet or 0.5165 acres, more or less by plat.

SURVEY NOTES:

Reference Bench Mark: Broward County Benchmark # 106.
Elevation=4.02

Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:

This property lies in Flood Zone "AE",
Elev.= 6.0 Per Flood Insurance Rate Map No. 12011C0219 F
Dated: August 18, 1992.

Community Panel No. 125105 Index Map
Dated: October 2, 1997.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	RESIDENTIAL
CURRENT LAND USE DESIGNATION	HIGH (50) RESIDENTIAL
PROPOSED LAND USE DESIGNATION	HIGH (50) RESIDENTIAL
CURRENT ZONING DESIGNATION	RMM-25
PROPOSED ZONING DESIGNATION	RMM-25
ADJACENT ZONING DESIGNATION	RMM-25
WATER/WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA-net	0.52 ACRES TOTAL/ 22,500 S.F.
TOTAL SITE AREA-gross	0.60 ACRES TOTAL/ 26,254 S.F.

TOTAL PERVIOUS EXISTING (LANDSCAPE)	3,728 S.F. (16.6%)
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	8,023 S.F. (35.6%)
TOTAL IMPERVIOUS EXISTING	18,772 S.F. (83.4%)
TOTAL IMPERVIOUS PROPOSED	14,477 S.F. (64.3%)
TOTAL BUILDING FOOT PRINT EXISTING	3,929 S.F. (17.5%)
TOTAL BUILDING FOOT PRINT PROPOSED	8,565 S.F. (38.1%)

RESIDENTIAL DEVELOPMENT: NUMBER OF UNITS	8 units (15.4 units/ac)
	4 (3 bedroom)
	4 (4 bedroom)

PARKING DATA:	
ROOM TYPE = 2.2/UNIT-3 BEDROOM (4 units)	9 SPACES
ROOM TYPE = 2.2/UNIT-4 BEDROOM (4 units)	9 SPACES
TOTAL PARKING REQUIRED	18 SPACES
TOTAL PARKING PROVIDED	16 SPACES (8 GARAGES) +1 HC + 1 VISITOR

TOTAL BUILDING SQUARE FOOTAGE (gross)	39,840 G.S.F.
FLOOR AREA RATIO (F.A.R.)	39,840 S.F. / 22,500 S.F. = 1.77
BUILDING HEIGHT	55'-0" (from Min. Htng. FTE 6.0 NAVD to top of main roof railing)
NUMBER OF STORES	5
BUILDING WIDTH & LENGTH	94' X 95'
LOT WIDTH	150' X 150'
LOT COVERAGE (BLDG)	8,565 S.F.(38.1%)
OPEN SPACE	13,350 S.F. (59.3%)
LANDSCAPE AREA	8,023 S.F. (35.6%)
VEHICULAR USE AREA (VUA)	3,553 S.F. (15.8%)

SETBACKS

	REQUIRED	PROVIDED
EAST (SIDE YARD)	27.5' FEET	27.5' FEET
NORTH (FRONT YARD)	27.5' FEET	27.5' FEET
SOUTH (REAR YARD)	27.5' FEET	22.3' FEET
WEST (SIDE YARD)	27.5' FEET	27.5' FEET

LEGEND

PROPOSED ELEVATION	EXISTING ELEVATION	PROPOSED CATCH BASIN	PROPOSED PLUG	TEE	WATER METER	DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE	REDUCED PRESSURE BACKFLOW PREVENTOR	DIRECTIONAL FLOW ARROW AND GRAVITY SEWER	PROPOSED MANHOLE	WATER MAIN	SANITARY FORCE MAIN	VALVE	FIRE HYDRANT	CLEANOUT	EDGE OF PROPOSED PAVEMENT (ASPHALT)	DIRECTION OF SURFACE DRAINAGE	SAMPLE POINT	EXIST. WATER LINE	EXIST. UTILITY LINE TO BE REMOVED	PROPOSED CONCRETE	FIRE DEPARTMENT SIAMSESE CONNECTION
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SOLID WASTE / RECYCLING MANAGEMENT

1. THE SOLID WASTE AND RECYCLE WILL BE COLLECTED FROM THE STREET. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NEEDED.
2. THE COLLECTION WILL OCCUR WHERE THE EXIT DRIVE INTERSECTS SUNSET DRIVE.
3. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. TRASH AND RECYCLE CONTAINERS WILL BE BROUGHT TO THE STREET FOR PICK UP BY THE DEVELOPMENT. THE CONTRACTOR WILL NOT NEED TO ACCESS THE TRASH ROOM FOR PICK UP.
4. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

FLYNN ENGINEERING SERVICES, P.A.
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FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Job Title

SHEET TITLE

SUNSET DRIVE RESIDENCES

353 / 363 SUNSET DRIVE
FT. LAUDERDALE, FL 33301

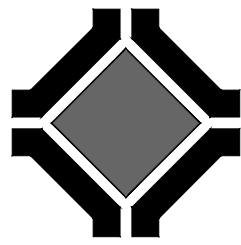
Phase:

DRC DOCUMENTS

Revisions

Scale:	1"= 10'	Date	01/16/15
Job No.	14-1118.00	Plot Date	01/16/15
Drawn by	DTR	Sheet No.	C1
Proj. Mgr.	DTR		
Appr. by	JMF	1 of 4	

SUNSET LAKE RESIDENCES
FT. LAUDERDALE, FLORIDA

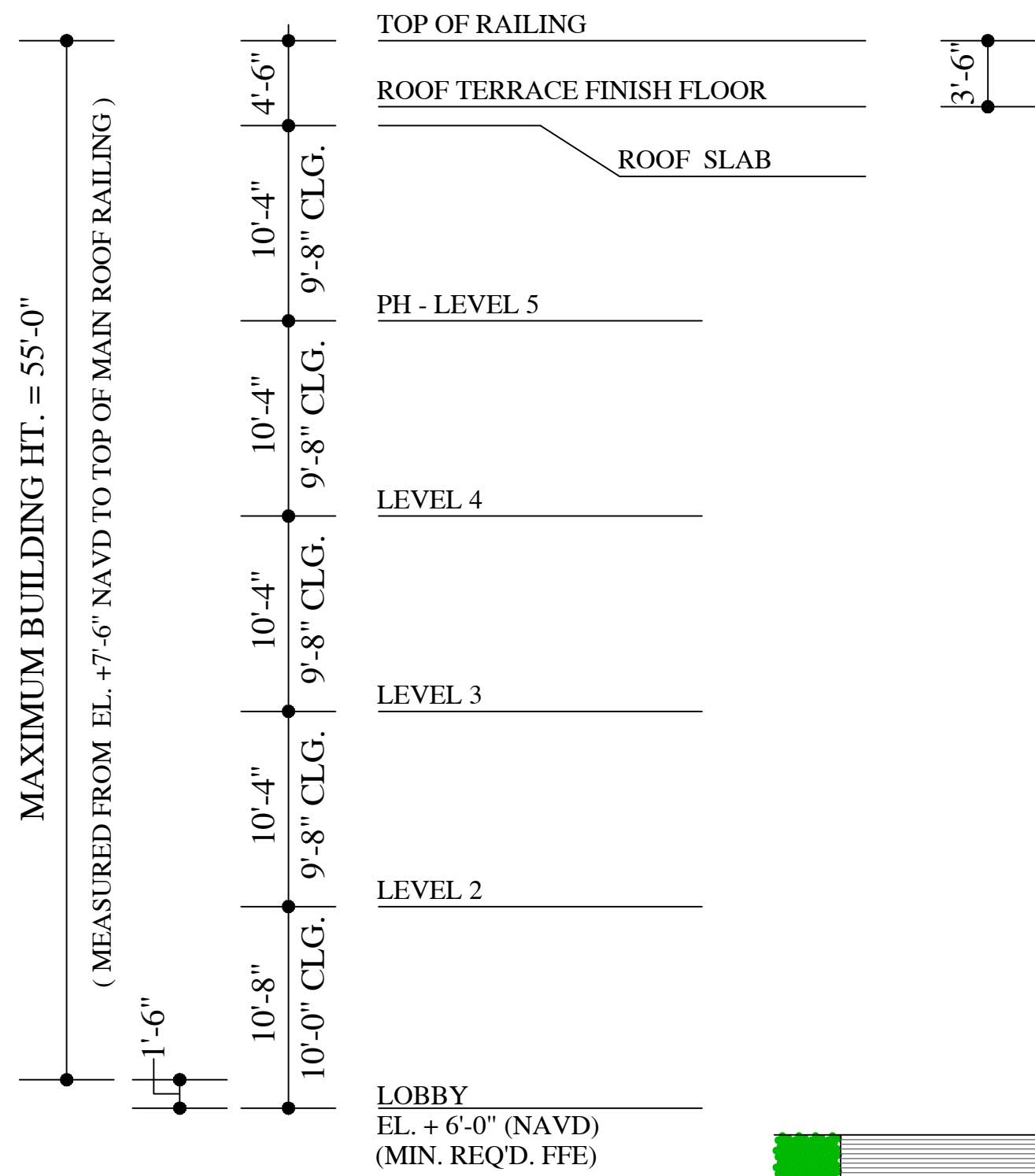


ROBERT M. SWEDROE
ARCHITECTS
PLANNERS

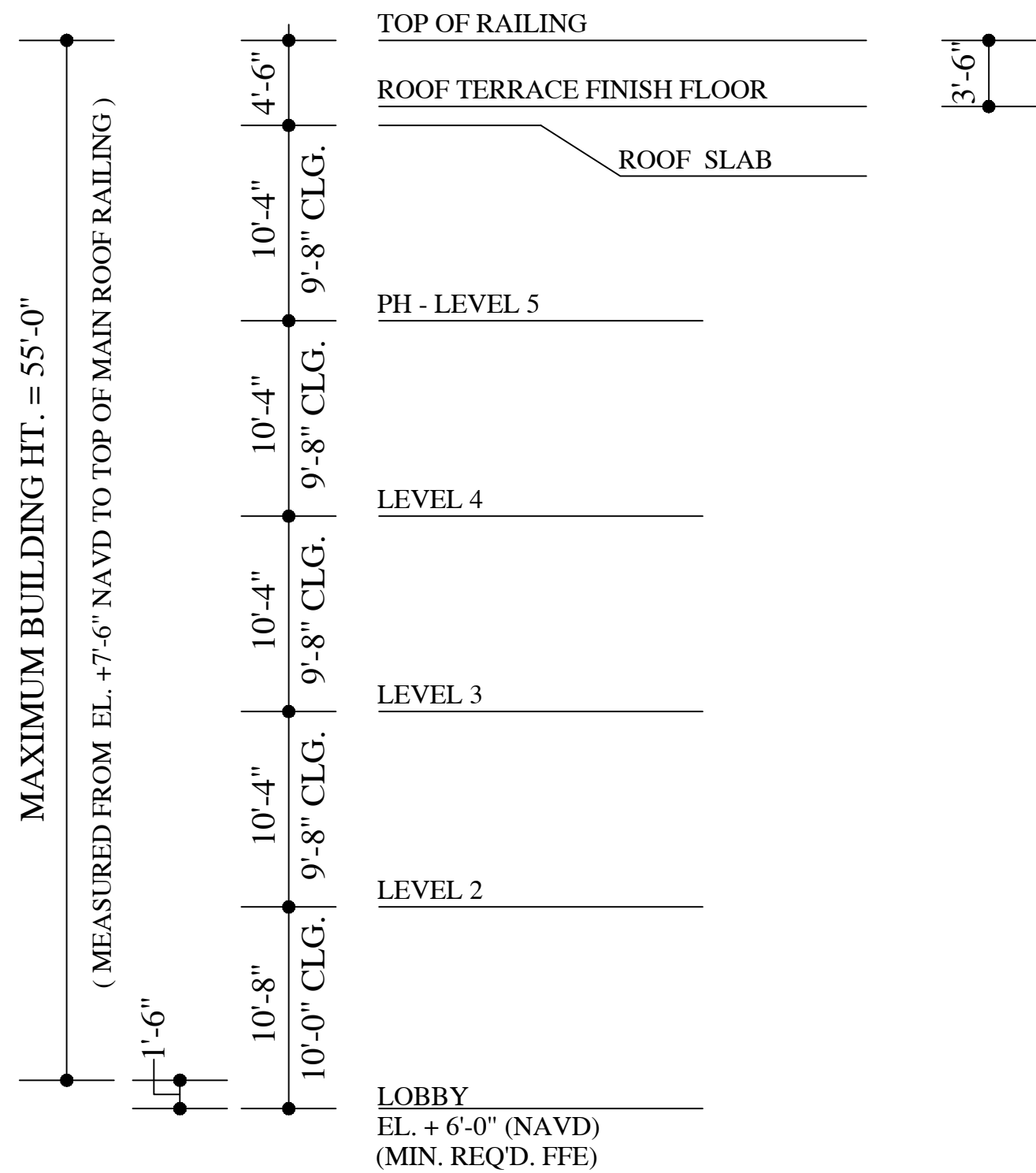
12000 BISCAYNE BOULEVARD, SUITE 602 MIAMI, FL 33181
PHONE (305) 891-2555 FAX (305) 891-2975

DRAWN
CHECKED
DATE 1-7-15
SCALE 1/4" = 1'-0"
JOB NO.
SHEET

A-6



NORTH ELEVATION

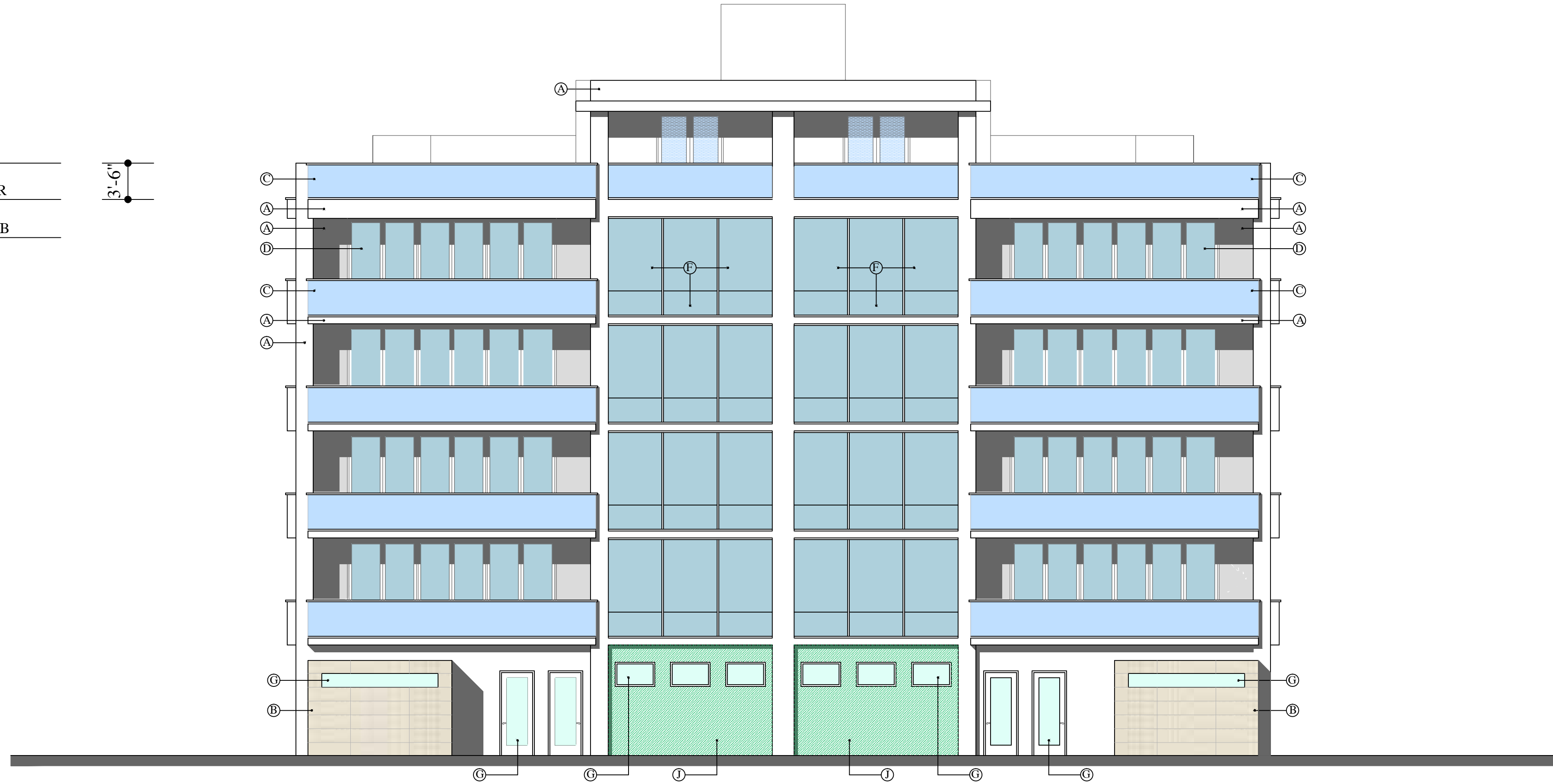
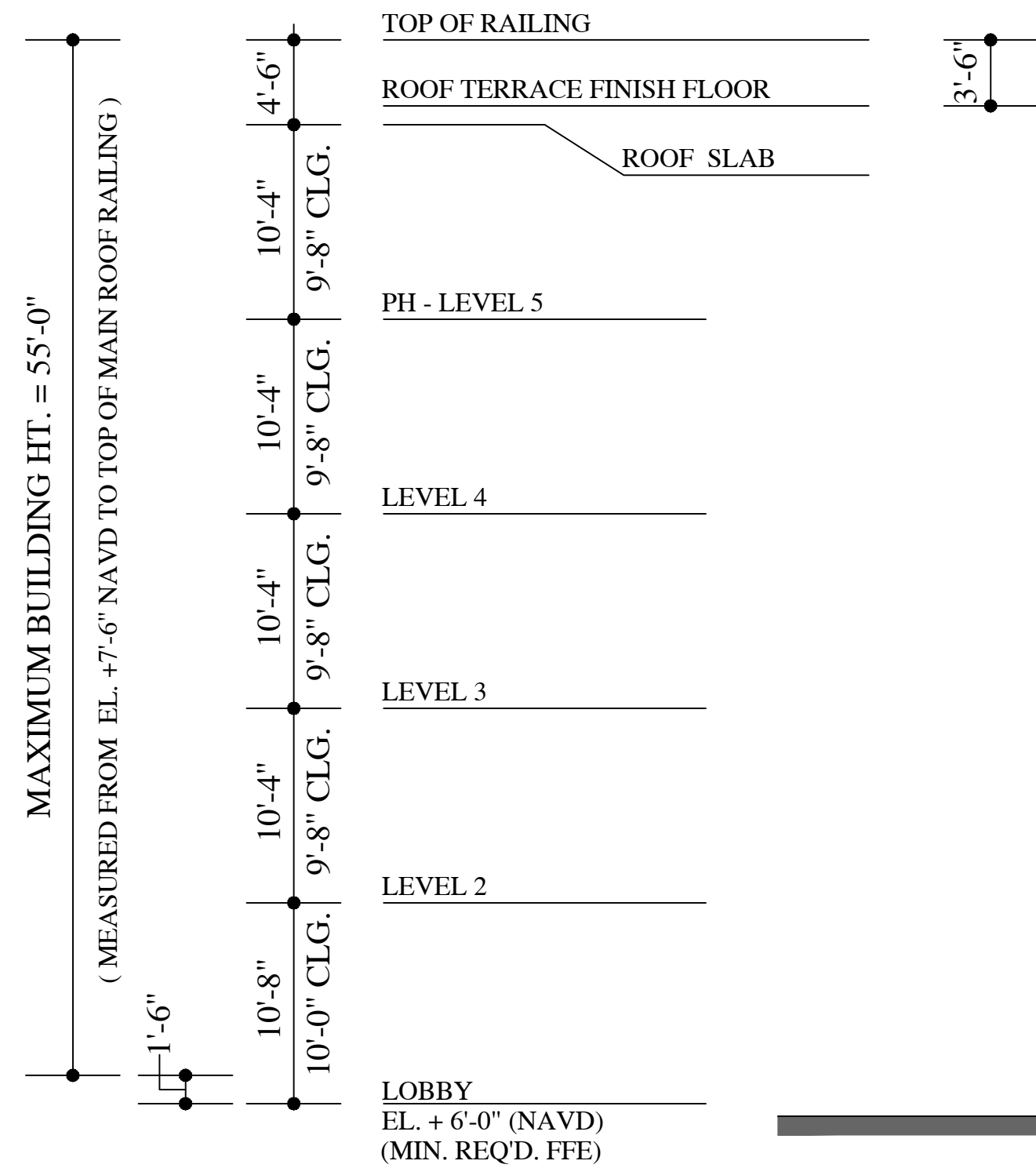


WEST ELEVATION

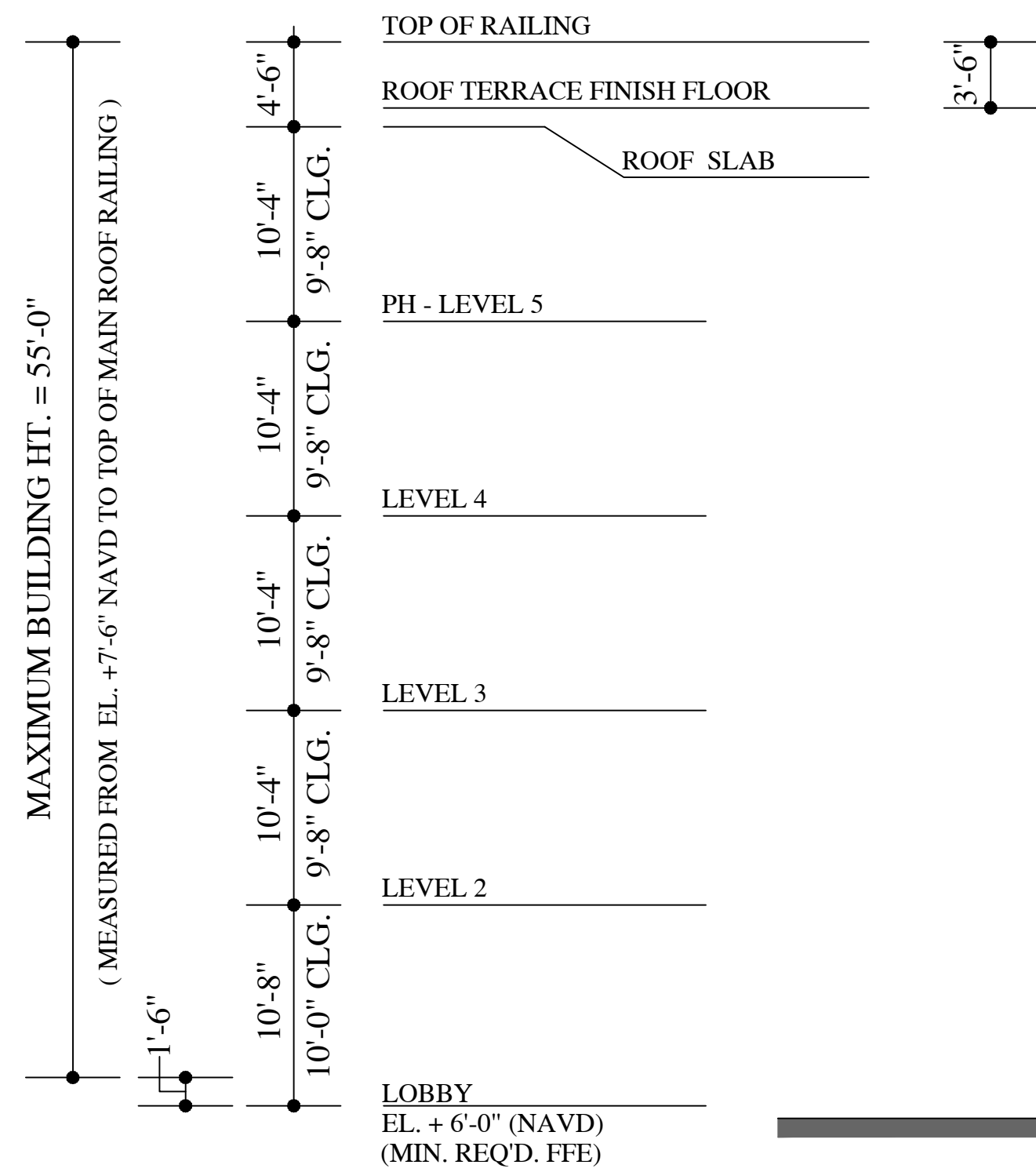


MATERIALS LEGEND

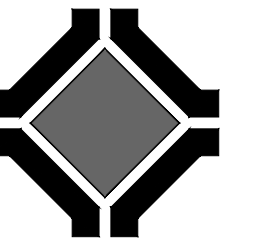
A	SMOOTH PAINTED STUCCO FINISH (WHITE)	G	TRANSLUCENT GLASS
B	TRAVERTINE STONE VENEER	H	ALUMINUM OVERHEAD DOOR
C	STRUCT. GLASS RAILING W/ STAINLESS CAP	I	FIXED HORIZ. LOUVER - LT. SATIN FINISH
D	SLIDING GL. DOORS - LT. SATIN FRAME	J	"GREEN WALL" VEGETATION
E	OPERABLE GL. WINDOW - LT. SATIN FRAME	K	STAINLESS STEEL CLADDING
F	FIXED GL. WINDOW - LT. SATIN FRAME	L	WATER FEATURE



SOUTH ELEVATION



EAST ELEVATION





CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: February 10, 2015

Project Name: 353 Sunset, LLC / 353 Sunset Drive Residences

Case Number: R15008

Request: Site Plan Level III Review: Eight (8) Multi-Family Units

Location: 353 Sunset Drive

Zoning: Residential Mid Rise Multifamily/Medium High Density District (RMM-25)

Land Use: High Residential

Project Planner: Randall Robinson

Case Number: R15008

CASE COMMENTS:

Please provide a response to the following:

1. Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, Design and Construction of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee.
2. Page C1 – survey notes conflict with Survey Page (notes 6, 7 , 8 that are correct)
3. Plans shall show :
 - Type of Construction - _____
 - Type of Occupancy Group - _____
 - Exposure Category C .
 - Risk Category II.
 - Ultimate design wind speed 170MPH
 - Building Design Loads ASCE 7-10
4. Elevations on survey and plans shall be based on the North American Vertical Datum (NAVD) 1988, per the new revised NFIP FIRM Maps.
5. Provide note on plans for Exception 3. 1015.2.1 Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.
Exceptions: 3. In Group R-1 and R-2 occupancies, the distance between exits is not applicable to common nonlooped exit access corridors in a building that has corridor doors from the guestroom or guest suite or dwelling unit, which are arranged so that the exits are located in opposite directions from such doors.
6. Garage drive through area open or is there a garage door. Question of 2nd means of egress compliance if there are doors.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. This review is to assist with and help preempt design conflicts. This review does not constitute compliance with the Florida Building Code nor does it alleviate submittal to the building department for a complete review for code compliance.

Please consider the following prior to submittal for Building Permit:

1. Take a proactive approach when drawing the plans. Provide detailed information that would help the department to review and approve your drawings on the first review.

107.7.4 Any specifications in which general expressions are used to the effect that “work shall be done in accordance with the Building Code” or “to the satisfaction of the Building Official” shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or sub-section number applicable to the materials to be used, or to the methods of construction proposed.

107.7.5 Plans shall be adequately identified.

2. See our website for our submittal check list and other important forms.
http://www.fortlauderdale.gov/building_services/fax%20permitting/permits.htm

Case Number: R15008

CASE COMMENTS:

A. Please respond to Comments 1 through 19 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
5. Show the proper ADA accessible ramp where the pedestrian ramp meets the inbound and outbound asphalt access drives.
6. Discuss if existing concrete sidewalk and curb (adjacent to the property, fronting Sunset Drive) is to remain or be replaced; if so, sidewalk shall be constructed in accordance with City's Specifications and engineering Standards. Also verify if 3' (min.) wide ADA-accessible path is provided along this sidewalk, especially in the vicinity of existing utility poles.
7. Discuss whether existing utility poles (adjacent to the property, fronting Sunset Drive) are to be undergrounded; please coordinate with David Smith at (954) 828-6560.
8. Show sight triangles at the intersection of driveways with the street for safe and adequate access of drivers and pedestrians.

9. Please be advised that any road cuts for utilities or curb cuts within 50' in the City Right-Of-Way shall be restored to full lane width, per City Code of Ordinances Section 25-108.
10. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable practices (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape, as well as utilizing the pervious pavers in the City Right-Of-Way along Sunset Drive.
11. Note a Maintenance Declaration will be required for all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.
12. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along Sunset Drive. Please contact the Case Planner for details to match the area.
13. Provide 12' wide access, measured to asphalt pavement edges (not including adjacent concrete gutters), for one-way on-site access drives that do not directly abut parking spaces per ULDR Section 47-20.5.C.3.b.
14. All sidewalks shall be 5' (min.) in width, constructed of Portland cement concrete, and constructed to the specifications of the city per ULDR Section 47-24.5.E.
15. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-Of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
16. Please discuss the locations/relocation of the underground utilities beneath the proposed on street parking spaces along Sunset Drive with the City Public Works Department - Utilities, Rick Johnson at (954) 828-7809.
17. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
18. Provide sufficient inbound stacking area for the vehicles entering the site from Sunset Drive. According to ULDR Section 47-20.5.C.6.c, the stacking area at the said location shall accommodate one (1) vehicle. Accordingly, each stacking area shall be 22-foot long by 12-foot wide. Please refer to the said section for additional information.
19. Provide milling and asphalt overlay of existing Sunset Drive pavement, for half the roadway width closest to the property (crown line to concrete gutter lip), extending the property length fronting Sunset Drive.

B. Respond to Comments 20 through 25 prior to Final DRC sign off

20. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

21. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
22. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
23. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to right-of-way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's right-of-way.
24. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
25. Show utilities on the lighting and landscaping plans for potential conflict. The site plan shows that the proposed trees along the Bayshore Drive are less than 10 feet from the existing underground utilities.

B. Respond to Comments 26 through 39 prior to Engineering Permit Approval

26. Provide a Maintenance Declaration for the landscaping and/or lighting (if any proposed) in the City Right-Of-Way.
27. Please be advised that all proposed improvements within or adjacent to the City's right-of-ways are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's right-of-way.
28. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
29. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
30. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to

control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.

31. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
32. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.

33. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
34. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
35. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
36. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
37. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
38. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
39. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15008

CASE COMMENTS:

Please consider the following prior to submittal for Final DRC:

1. Flood Insurance Rate Map 12011C0576H, Flood Zone AE, Base Flood Elevation (BFE) 5. Finished floor elevation required at or above 6 NAVD. See Ch. 14 of the City's Code of Ordinances and the Florida Building Code for complete Flood Resistant Design and Construction requirements.
2. Elevations on survey and plans shall be based on the North American Vertical Datum (NAVD) 1988.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. Take a proactive approach when drawing the plans. Provide detailed information that would help the department to review and approve your drawings on the first review.

107.7.4 Any specifications in which general expressions are used to the effect that "work shall be done in accordance with the Building Code" or "to the satisfaction of the Building Official" shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or sub-section number applicable to the materials to be used, or to the methods of construction proposed.

107.7.5 Plans shall be adequately identified.
2. See our website for our submittal check list and other important forms.
http://www.fortlauderdale.gov/building_services/fax%20permitting/permits.htm

Case Number: R15008

CASE COMMENTS:

Please provide a response to the following:

1. Per our telephone conversation on 09/16/2015 with Lee Buquo, low-E glass is anticipated in the construction of this building. Low-E glass does not permit radio frequency energy to pass through without significant attenuation. The use of low-E glass will trigger a requirement that the facility be evaluated by a qualified BDA contractor that is capable of generating pre-construction Heat Maps of the anticipated signal strength (preferred), or be tested after construction to assure sufficient radio frequency energy from the City's 800 MHz Public Safety radio system is present within the structure.

BDA system design guidelines are available from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager. He can be reached via telephone at (954) 828-5762 or via e-mail at ggray@fortlauderdale.gov.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. It is strongly recommended that a Contractor with the appropriate level of knowledge and experience with the design and installation of BDA systems be engaged to provide estimated signal strength readings (aka Heat Maps) for the areas within this structure. This document shall be created by a qualified BDA contractor and contain detailed signal strength readings and provided to Gary Gray for determination and approval.
2. The installation of conduits for the BDA antenna cables is recommended. The locations for these conduits will be determined by the results of the signal strength mapping.

Please consider the following prior to submittal for Building Permit:

3. A BDA system evaluation and determination will be required prior to permitting. If it is determined that there is insufficient RF signal strength within the building, a BDA system design shall be provided to Gary Gray for review and approval prior to submitting for permits.

Case Number: R15008

CASE COMMENTS:

Please provide a response to the following:

1. Provide a tree survey or tree plan and a corresponding list of all existing trees and palms. This is to include tree number, botanical name, common name, overall height, trunk DBH for trees, clear trunk for palms, condition %, and status for each existing tree and palm on site.
2. Provide mitigation calculations for replacement tree requirements. Confirm that mitigation is being met on site. Reference Landscaping & Trees subheading at <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits> for permit, calculation, and document downloads.
3. Light pole locations are not to be within 15' of tree locations. Note this on photometric, electrical, site and landscape plans to help avoid conflicts during construction.
4. Confirm with civil and life safety plans that utilities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility.
5. Shift the sidewalk in towards the site to create a landscaped pervious area along the street for canopy trees. Canopy street trees are to be 10' minimum provided at 1 tree per 30 linear feet.
6. If applicable, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system in lieu of metal tree grates. This is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
7. In order to maintain sight visibility, no opaque hedge shall be permitted to exceed 30" within 10' of the edge of waterway as per ULDR 47-19.5. Provide appropriate species or shift plant material out of this area if needed. Illustrate this area and state this note on the plan.
8. Additionally, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, as per ULDR Section 47-23.8.
9. A minimum of 35% of the gross lot square footage shall be in landscaped pervious area maintained by an irrigation system.

GENERAL COMMENTS:

The following comments are for informational purposes.

10. Fences facing the street are required to be planted with continuous hedges, shrubs, groundcover, and trees. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2' tall planted 2' apart.
 - b. Groundcover may be 6" tall planted 6" apart.
 - c. Trees may be standard or flowering at 10' tall, or palms at 8' clear trunk, planted an average of 1 tree per 20' or portion thereof.
 - d. This must be separately illustrated on the sign application when submitting for permit.
11. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system.
 - a. This area is to be minimum 3' feet deep and extend at least the same length as the longest side of the sign, as per ULDR 47-22.E.3.
 - b. Continuous planting is to be mulched and can be 1' plants installed 1' apart, 2' plants installed 2' apart, etc.
 - c. Irrigation shall be from a permanent water source.
 - d. This must be separately illustrated on the sign application when submitting for permit.

12. Consider implementing employing green building practices throughout the project including such as rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels, green roofs, etc.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
2. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
3. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas.

Case Number: R15008

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) The site is designated High on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board review. The applicant is responsible for all public notice requirements (Sec. 47-27).

Please note that pursuant to the recent passing of an ordinance outlining Public Participation requirements of Unified Land Development Regulations (ULDR) Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 5) Attach ULDR response narratives to criteria to Planning & Zoning Board sets and Final DRC sets.
- 6) In order to create a more active building façade from the waterway and better screen the parking garage, consider individual staircases from each second floor unit down to the ground at each side, and opening the view to the water from the lobby entry by shifting two center parking spaces inward. This will not only enhance the look of the building from the waterway, but allow direct access for residents and views from the lobby to the waterway.
- 7) Confirm use of clerestory windows on garage to further enageg the blank facades.

- 8) Pursuant to ULDR Sec. 47-2.2.s all setbacks shall be measured from wet face of sea wall.
- 9) Any walls along property lines must be set back 3 feet from property line.
- 10) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances.
 - d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. [or use alternative comment 1 below]
 - e. For more information, please send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 11) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 12) Provide roof plan indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 13) Provide legible photometric plan for entire site. Extend values on photometric plans to all property lines. Show values as pursuant to section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.

GENERAL COMMENTS:

The following comments are for informational purposes.

- 14) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 15) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Neomi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.
- 16) Additional comments may be forthcoming upon review of an official DRC application.

Case Number: R15008

CASE COMMENTS:

Please provide a response to the following:

Consider pre-wiring units for alarm systems

Consider access control for the ground floor lobby areas, with a call box for visitors

Stairwells should egress only first floor

Residential doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15008

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure site plan clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, smooth surface walkway to accommodate wheeled containers.
12. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
13. Trash Room services will be handled by private collector, or Trash Room services will be done by on-site personnel, or Trash Room services will be done custodial staff.
14. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
15. If applicable, provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.

16. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
- Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - For this proposed site plan, please describe whether the accessibility gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
 - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15008

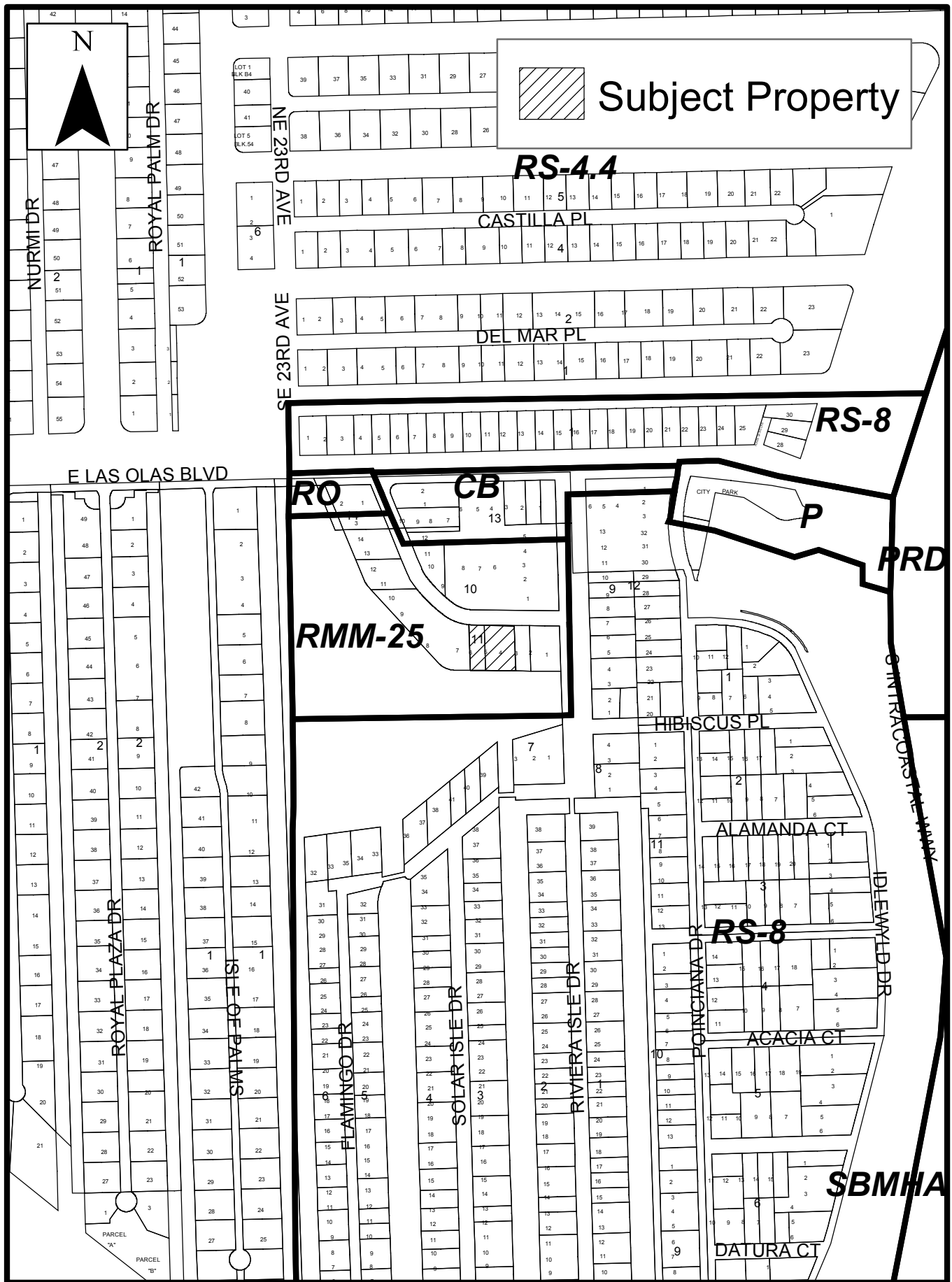
CASE COMMENTS:

1. Provide bicycle racks. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide.
2. Consider revising circulation of the site.
 - a. Consider providing the lobby with a view to Sunset Lake and the pool.
 - b. Consider providing better access to the building from the parking facilities (i.e. garage 8 only has access through the mail room).
 - c. Consider rotating garages 2, 3 and 4 to face west and garages 5, 6 and 7 to face east. This will allow for visibility from the building to the water and benefit pedestrian circulation within the site.
 - d. The handicap space cannot be designated as a guest space.
 - e. The "Guest 2" space should be removed (back-out conflicts with traffic). The on-street parking can be designated as the guest parking.
3. Ensure that the garage doors (for ingress and egress) have adequate transparency.
4. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
5. Additional comments may be provided upon further review.
6. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Alia Awwad at 954-828-6078 or aawwad@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



0 120 240 480 720 960 Feet

R15008